

**City of Minneapolis**  
**CPED - Public Land Sale and Acquisition Form**

**Section I. Property Information**

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

**PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS**

Submitted by: Edie Oliveto-Oates

Phone #: 612-673-5229

Form Initiated Date: 9/5/2012

Complete by Date: 9/12/2012

1. Address: 401 Logan Avenue North

2. Property Identification Number (PIN): 21-029-24-32-0091

3. Lot Size: 42 x 126 - 5,292

4. Current Use: \_\_\_\_\_

5. Current Zoning: R1A

6. Proposed future use (include attachments as necessary): Single Family Development

7. List addresses of adjacent parcels owned by CPED/City: 409 Logan Ave N

8. Project Coordinator comments: This project will be developed under the Green Homes North project.

PROJECT COORDINATOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

**Section II. Zoning Review**

9. Lot is Buildable for any structure ☒ Non-Buildable for any structure ☐

Explain: The property is buildable but a variance may be required due to setbacks. It is a typical sized parcel in the R1A single family residential zoning district and thus allows a single family dwelling provided setbacks and other regulations are met. A reverse corner lot setback applies to the property, thus imposing a larger than usual front yard setback along 4<sup>th</sup> Avenue North (established by the location of 1814 4<sup>th</sup> Avenue North) pursuant to the definitions in Chapter 520.160.

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes ☒ No ☐ If yes, what applications? A variance application will likely be required due to the reverse corner lot designation of the subject property. Additionally, an administrative review application to permit a 1-4 unit dwelling on the property will be required.

11. Comments: \_\_\_\_\_

Completed by: Robb Clarksen Date: 9/12/2012

ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

**Section III. Community Planning Review**

12. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates this area as Urban Neighborhood.

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes ☒ No ☐ If no, why not? \_\_\_\_\_

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

Yes ☐ No ☒ If yes, explain possible development scenarios CPED owns 409 Logan Avenue to the north, but this lot will be developed as a single-family home.

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes ☐ No ☒ If Yes, what type of development? \_\_\_\_\_

**City of Minneapolis**  
**CPED - Public Land Sale and Acquisition Form**

Comments: A single-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.

Completed by: Jim Voll Date: 9/19/2012

COMMUNITY PLANNER: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Planning Director Review	by: <u>Jason Wittenberg</u> Date: <u>9/19/2012</u>
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PLANNING DIRECTOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Multi-Family Housing Staff Comments by: Wes Butler Date: 9/20/2012

Comments: MF concurs with this proposal.

Single-Family Housing Staff Comments by: Elfric Porte Date: 9/20/2012

Comments: Single Family concurs with the proposal

Real Estate Development Services Staff Comments by: N/A Date:       

Comments: See Single Family comments

Business Development Staff Comments by: Kristin Guild Date: 9/21/2012

Comments: Business Development concurs with the sales as proposed

Economic Development Director Review	by: <u>Cathy Polasky</u> Date: <u>9/24/2012</u>
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**PLEASE CHECK ONE BOX:**

☒ **PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

☐ **HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status):       

Housing Director Review	by: <u>Tom Streitz</u> Date: <u>9/24/2012</u>
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EMAIL COMPLETED FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.

**City of Minneapolis  
CPED - Public Land Sale**

**Section I. Property Information**

**PROJECT COORDINATORS COMPLETE SECTION I.**

**ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY.**

**PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS**

Submitted by: Edith Johnson Phone #: 673-5262 Date: 7/31/2008 REVIEW TO BE COMPLETED BY:

8/13/2008

1. Address: 409 Logan Ave N Property Identification Number (PIN): 21-029-24-32-0090
2. Lot Size: 6,714 sq. ft.
3. Current Use: Single Family Home - vacant and boarded.
4. Current Zoning: R1A
5. Proposed future use (include attachments as necessary): Single Family new construction housing unit.
6. List addresses of adjacent parcels owned by CPED/City:  
None
7. Project Coordinator comments: Existing vacant/boarded SF home will be demolished.

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

**Section II. Zoning Review**

8. Lot is ☒ Buildable ☐ Non-Buildable for **any** structure. Explain: Single-family homes are a permitted use in the R1A district with a minimum lot area of 5,000 square feet and a minimum lot width of 40 feet.
9. Will any land use applications (rezoning, variances, etc) be required to achieve the **proposed** future use noted in item 5? Yes ☒ No ☐ If yes, what applications? At minimum an administrative site plan review will be required.
10. Comments: \_\_\_\_\_

Completed by: Jacob Steen Date: 08/05/2008

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

**Section III. Community Planning Review**

11. Adopted small area plan(s) in effect for parcel – please list:  
None
12. Future land use/designation(s) identified in *The Minneapolis Plan* and other adopted plans: Not in a designated feature
13. Is future land use proposed in item 5 consistent with future land use plans?  
Yes ☒ No ☐ If no, why not? \_\_\_\_\_
14. Does the City own adjacent parcels that could be combined with this parcel to create a larger development (see item 6).  
Yes ☐ No ☒ If yes, explain development scenario possible by combining City-owned parcels. \_\_\_\_\_
15. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes ☐ No ☒  
If Yes, what type of development? \_\_\_\_\_

Comments: \_\_\_\_\_

**City of Minneapolis  
CPED - Public Land Sale**

Completed by: Tom Leighton Date: 8/13/2008

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

*Planning Director Review - by: Barbara L. Sporlein Date: 8/14/2008*

PLANNING DIRECTOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US,  
NANCY.THURBER@CI.MINNEAPOLIS.MN.US, AND THE PROJECT COORDINATOR.

Multi-Family Housing Staff Comments – by: Wes Butler Date: 8/14/2008

Comments: This parcel to too small for a Multifamily use.

Single Family Housing Staff Comments – by: Elfric Porte, II Date: 8/14/2008

Comments: I support the development of this site for single family housing construction

Real Estate Development Services Staff Comments – by: Kaye Anderson Date: 8/14/2008

Comments: REDS supports the development of this site for single family housing construction.

Business Development Staff Comments – by: Kristin Guild Date: 8/20/2008

Comments: Business Development does not have an interest in this property for economic development purposes.

*Economic Development Director Review - by: Cathy Polasky Date: 8/21/2008*

**PLEASE CHECK ONE BOX:**

☒ **PROCEED** to market the property as proposed

(Project Coordinator: Contact Community Planner at the time land sale is to occur for presentation to Planning Commission)

☐ **HOLD** this property for further discussion

(Project Coordinator: Route a new form following staff discussion)

*Housing Director Review - by: Tom Streitz Date: 8/22/2008*

EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US,

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**Section I. Property Information**

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

**PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS**

Submitted by: Edie Oliveto- Oates

Phone #: 612-673-5229

Form Initiated Date: 9/4/2012

Complete by Date:           

1. Address: 2530 James Ave N

2. Property Identification Number (PIN): 16-029-24-21-0032

3. Lot Size: 45 x 123 - 5560 sq ft

4. Current Use: Vacant

5. Current Zoning: R1A

6. Proposed future use (include attachments as necessary): Proposed Single Family Development

7. List addresses of adjacent parcels owned by CPED/City: CDED owns 2534 James

8. Project Coordinator comments: This property is located within the James Ave. Cluster and the NSP 3 eligibility area. It is a high priority for development by the City.

PROJECT COORDINATOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

**Section II. Zoning Review**

9. Lot is Buildable for **any** structure ☒ Non-Buildable for **any** structure ☐

Explain: Zoned R1A Single Family Residential

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes ☒ No ☐ If yes, what applications? An administrative review application to permit a 1-4 unit dwelling on the property will be required

11. Comments: This is a typical mid-block lot.

Completed by: RDC Date: 9/13/2012

ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

**Section III. Community Planning Review**

12. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates this area as Urban Neighborhood.

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes ☒ No ☐ If no, why not?           

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

Yes ☐ No ☒ If yes, explain possible development scenarios           

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes ☐ No ☒ If Yes, what type of development?           

Comments: A single-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan. This site is in the 25th and James Avenue Cluster.

Completed by: Jim Voll Date: 9/19/2012

COMMUNITY PLANNER: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

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Planning Director Review by: Jason Wittenberg Date: 9/19/2012

PLANNING DIRECTOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Multi-Family Housing Staff Comments by: Wes Butler Date: 9/20/2012

Comments: MF concurs with this proposal.

Single-Family Housing Staff Comments by: Elfric Porte Date: 9/20/2012

Comments: Single Family concurs with the proposal

Real Estate Development Services Staff Comments by: N/A Date: \_\_\_\_\_

Comments: See Single Family comments

Business Development Staff Comments by: Kristin Guild Date: 9/21/2012

Comments: Business Development concurs with the sales as proposed

Economic Development Director Review by: Cathy Polasky Date: 9/24/2012

**PLEASE CHECK ONE BOX:**

☒ **PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

☐ **HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): \_\_\_\_\_

Housing Director Review by: Tom Streitz Date: 9/24/2012

EMAIL COMPLETED FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.

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**ELIGIBILITY AREA: THIS PROPERTY IS LOCATED WITHIN THE JAMES AVE. CLUSTER AND THE NSP 3 ELIGIBILITY AREA. IT IS A HIGH PRIORITY FOR DEVELOPMENT BY THE CITY.**

Submitted by: Edie Oliveto-Oates

Phone #: 612-673-5229

Form Initiated Date: 9/4/2012

Complete by Date:                     

1. Address: 2511 James Ave N

2. Property Identification Number (PIN): 16-029-24-21-0038

3. Lot Size: 49 x 132 - 6,600 sq ft

4. Current Use: Vacant Lot

5. Current Zoning: R1A

6. Proposed future use (include attachments as necessary): Proposed Single Family Development

7. List addresses of adjacent parcels owned by CPED/City: None

8. Project Coordinator comments: This property is located within the James Ave. Cluster and the NSP 3 eligibility area. It is a high priority for development by the City.

PROJECT COORDINATOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

**Section II. Zoning Review**

9. Lot is Buildable for any structure ☒ Non-Buildable for any structure ☐

Explain:                     

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes ☒ No ☐ If yes, what applications? An administrative review application to permit a 1-4 unit dwelling on the property will be required.

11. Comments: This is a typical sized lot in an R1A zoning district. Note, the adjacent lot to the north (2517) also appears to be vacant land (Re:Minneatlas).

Completed by: RDC Date: 9/13/2012

ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

**Section III. Community Planning Review**

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13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates this area as Urban Neighborhood.

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes ☒ No ☐ If no, why not?                     

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

Yes ☐ No ☒ If yes, explain possible development scenarios                     

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes ☐ No ☒ If Yes, what type of development?                     

Comments: A single-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan. This site is in the 25<sup>th</sup> and James Avenue Cluster.

Completed by: Jim Voll Date: 9/19/2012

COMMUNITY PLANNER: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

**City of Minneapolis**  
**CPED - Public Land Sale and Acquisition Form**

Planning Director Review

by: Jason Wittenberg Date: 9/19/2012

PLANNING DIRECTOR:

EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Multi-Family Housing Staff Comments

by: Wes Butler

Date: 9/20/2012

Comments: MF concurs with this proposal.

Single-Family Housing Staff Comments

by: Elfric Porte

Date: 9/20/2012

Comments: Single Family concurs with the proposal

Real Estate Development Services Staff Comments

by: N/A

Date: \_\_\_\_\_

Comments: See Single Family comments

Business Development Staff Comments

by: Kristin Guild

Date: 9/21/2012

Comments: Business Development concurs with the sales as proposed

Economic Development Director Review

by: Cathy Polasky

Date: 9/24/2012

**PLEASE CHECK ONE BOX:**

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Director's Notes (reason for **HOLD** status): \_\_\_\_\_

Housing Director Review

by: Tom Streitz

Date: 9/24/2012

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